

Kim DelNigro

From: Kristin Alexander
Sent: Friday, December 01, 2006 12:32 PM
To: Planning Board
Subject: Info re: 820 Main Street - Verizon tower
Attachments: 836 Main Street Assessors Card.pdf

Hi Planning Board members:

I was told that at the 820 Main Street – Verizon Wireless Communication Facility hearing Tuesday night, Mr. Mark Conoby (owner of the adjacent property – 836 Main Street) said the building at the front of his property at 836 Main Street is a residence. I was also told that the applicant's lawyer said he did quite a bit of research and found no evidence that 836 Main Street is a residence.

I spoke with the Assessor's Office yesterday. This year the Assessor's Office conducted a complete re-valuation of all properties in Town. According to their records, one of their field assessors went inside the building at 836 Main Street and a different field assessor evaluated the building from the outside. The result of both inspections was a reclassification to an office building (see the attached field card).

I hope you find this information helpful. If you have any questions, please ask. Kim – please put this e-mail under the 820 Main Street folder in the 1/9/07 PB packet. Thanks.

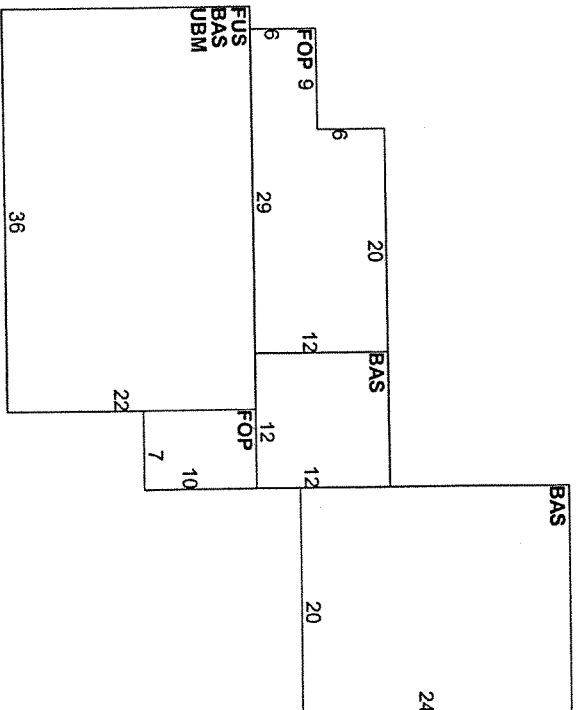
Kristin

12/1/2006

Print Date: 11/30/2006 17:03

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		Office Bldg				
Model	94		Commercial				
Grade	04		Average +10				
Stories	2						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	07		Gambrel				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	3400		OFFICE BLD MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Rtms	02		AVERAGE				
Wall Height	10						
% Conn Wall							
ON-GUT BUILDING & YARD ITEMS(C) / XF-BUILDING EXTRA FEATURES(B)				COST/MARKET VALUATION			
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde Dp Rt Cnd %Cnd Apr Value
PAVI	PAVING-ASPI	L		3,000	2006		0 100
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eft. Area	Unit Cost	Undeprc. Value	
BAS	First Floor	1,416	1,416	1,416			
FOP	Porch, Open, Finished	0	364	91			
FUS	Upper Story, Finished	792	792	792			
UBM	Basement, Unfinished	0	792	198			



No Photo On Record

Kim DelNigro

From: Kristin Alexander
Sent: Friday, January 05, 2007 5:14 PM
To: Planning Department
Subject: FW: 820 Main St. - Verizon tower application - research

-----Original Message-----

From: Kristin Alexander
Sent: Monday, December 04, 2006 1:30 PM
To: Roland Bartl
Cc: Kim DelNigro
Subject: 820 Main St. - Verizon tower application - research

Roland,

You had asked me to review the Decisions related to 982 Main Street to see if there is anything in the Decisions discussing that the property owner or tower owner has to allow upgrades to the facility by the carriers (since according to Verizon, the reason they are proposing the 820 Main St. tower is because the owner of 982 Main St. won't let them upgrade their existing facility).

I reviewed the 3 Decisions related to the 982 Main Street cell tower. None of the Decisions discuss upgrades to the facility. The only Condition that "somewhat" relates is in the most recent Decision, Decision 99-11, which supersedes all previous variances and special permits for the facility. Condition 3.2.2 of Decision 99-11 states:

"The owner of this wireless communications facility tower, as extended, shall allow at least six or, if technically feasible, more wireless service carriers to co-locate on it. Prior to the issuance of a building permit for the tower extension the tower owner shall submit a written commitment to that effect."

Also - please see one of the "FYI"s in my other e-mail today, 12/4/06, to Dave Maxson related to a discussion I had with the owner of 982 Main Street.

If you have any questions, please ask. Thanks.

Kristin

1/5/2007